

October 31, 2012

NOTICE OF COMMUNITY CONFERENCE

Spak property development

Application: PLN12-00049

Dear Interested Property Owner:

The City of Issaquah Development Commission will hold a Community Conference meeting on **Wednesday, November 14, 2012 at 7:00 PM in the Council Chambers of City Hall South, located at 135 E. Sunset Way**, for the proposal listed below.

Project Description: **"Spak property development":** An application for a Community Conference has been submitted by Core Design, for the development of 10.5 acres of property having split zoning of "Single Family Suburban" and "Multifamily Medium", that includes a 9 lot single family subdivision at the top of the hill and a 51 unit apartment building at the base of the hill..

No decision on the project will be made at the Community Conference meeting. The purpose of the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner.

Location: The site is located on the south side of Newport Way, addressed as 905 Newport Way NW. Access to the single family subdivision is proposed from NW Inneswood Place and access to the multifamily is from Newport way. See attached vicinity map and preliminary site plan.

Date of Application: July 16, 2012

Application Complete: August 17, 2012

Notice of Application: August 28, 2012 (notice mailed to surrounding property owners)

Permits Required:

- 1) Environmental review (environmental checklist)
- 2) Preliminary Plat (decision by Hearing Examiner)
- 3) Final Plat (decision by Hearing Examiner)
- 4) Site Development Permit for multifamily at base of hill (review process may change in the future with the adoption of the Central Issaquah Plan)
- 5) Construction permits

The application and full size plans are available for review at the Development Services Department, 1775 12th Avenue NW, Issaquah.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Comments will become part of the public record. Please provide written comments in response to this notice to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@ci.issaquah.wa.us Comments will be accepted up to and during the public meeting for the Community Conference.

Next Steps after Community Conference Meeting:

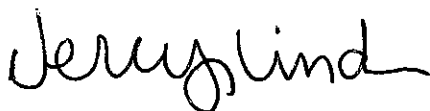
- 1) Environmental review (environmental checklist)
- 2) Short Plat approval (option to create 2 lots – separating the single family and the multifamily portions of the 10.5 acre site)
- 3) Preliminary Plat approval
- 4) Final Plat approval
- 5) Site Development Permit for multifamily
- 6) Construction permits

Information Available for Review:

The application, with full-size plans, is available for review at the Planning Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah. You may reach me at (425) 837-3091 or by email at jerryl@ci.issaquah.wa.us with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind
Senior Planner

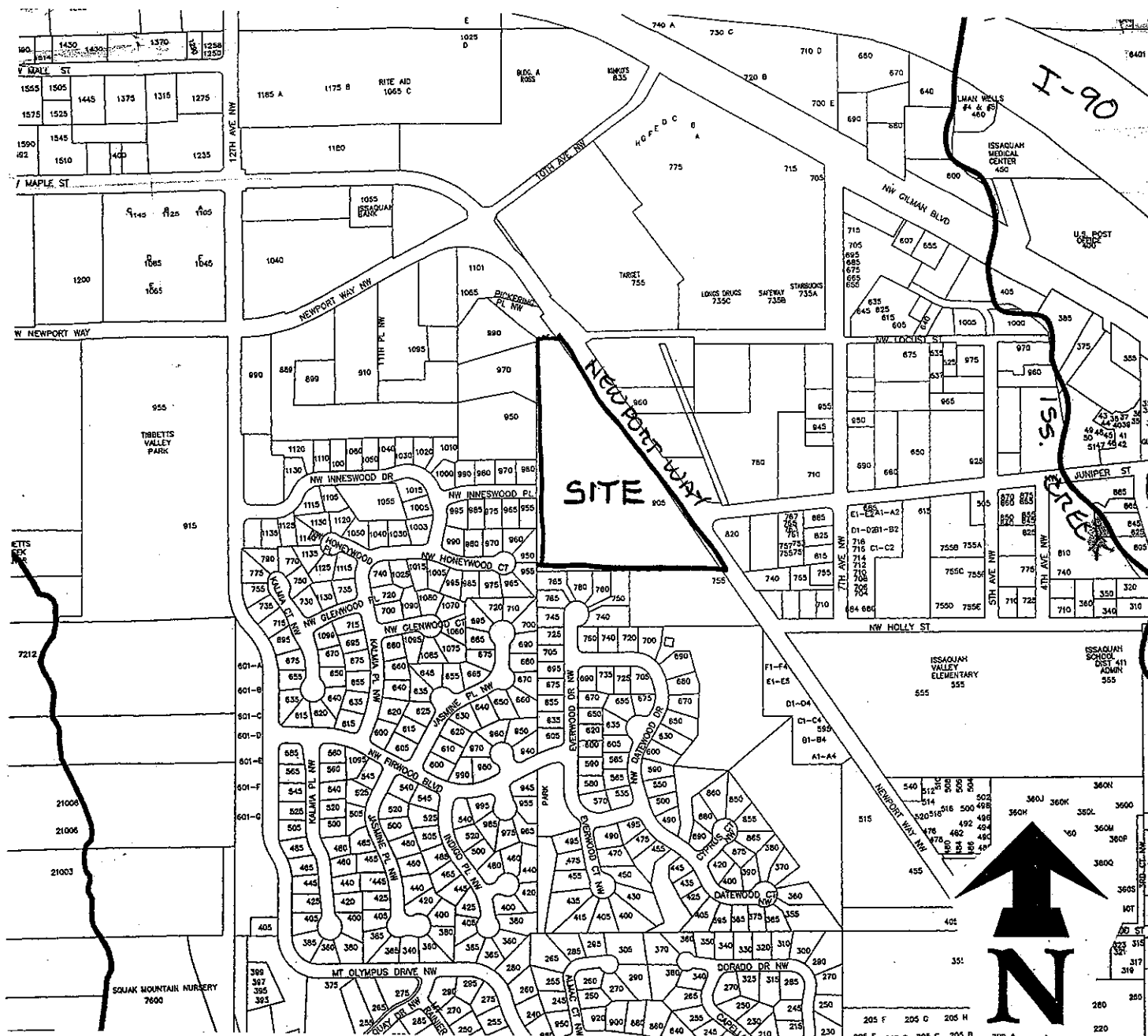
JL/jl

Attached: Vicinity map, Preliminary site plan

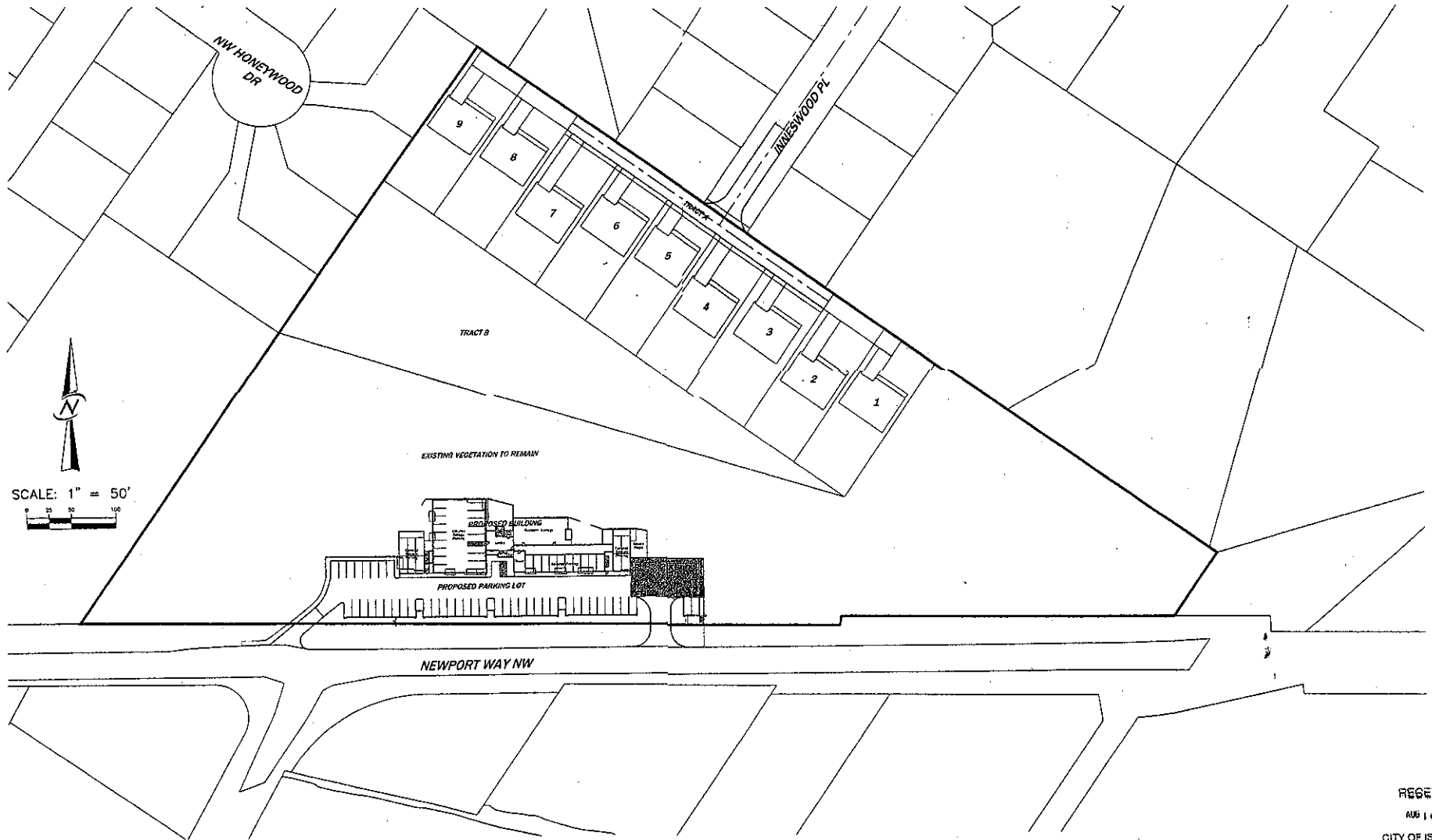
cc: John Minato, DSD Director
David Favour, DSD Deputy Director
Lucy Sloman, Land Development Manager
Lafe Hermansen, Core design, Inc. 14711 NE 29th Place, Suite 101, Bellevue, WA 98007
Andrew Michael Construction, PO Box 6127, Bellevue, WA 98008
File copy, PLN12-00049

PLN012-00049, Spak property, community conference notice to neighbors

VICINITY MAP
Spak Property
905 Newport Way NW



SPAK PROPERTY



RECEIVED
AUG 14 2012
CITY OF ISSAQUAH